

Washoe County Planning Commission



COMMUNITY
SERVICES DEPARTMENT

Special Use Permit
WSUP22-0037
(Praana Solar SUP)

February 7, 2023

Approximately 5 miles west of Flannigan

APN 074-470-02, 03, 04, 05

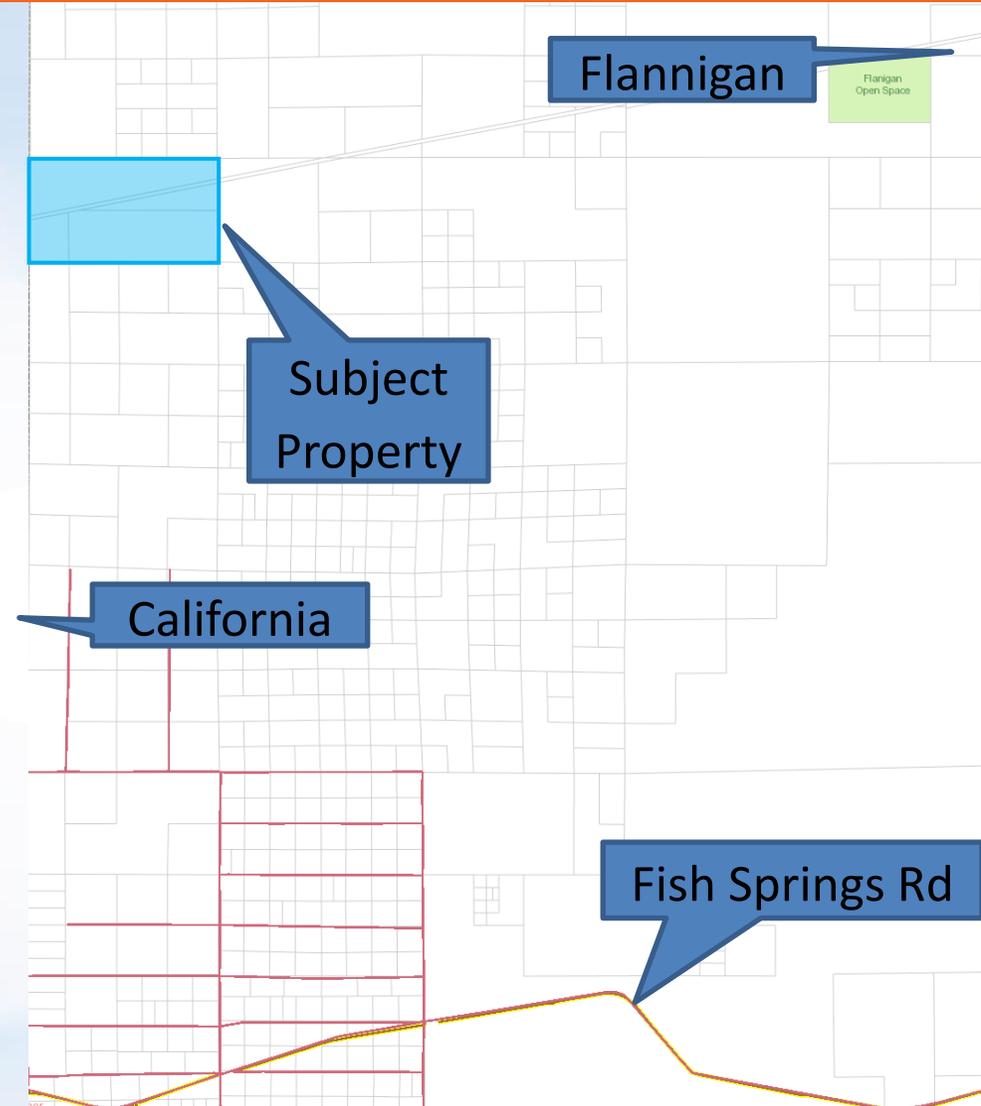


- Gen-tie line referenced in application and agency comments **not** part of SUP request today
 - Will be heard by PC in March
 - Request today limited to activities on 4 parcels: 074-470-02, 03, 04, 05

Vicinity Map



- High Desert Area Plan
- General Rural (GR)
- Surrounding parcels generally private and undeveloped

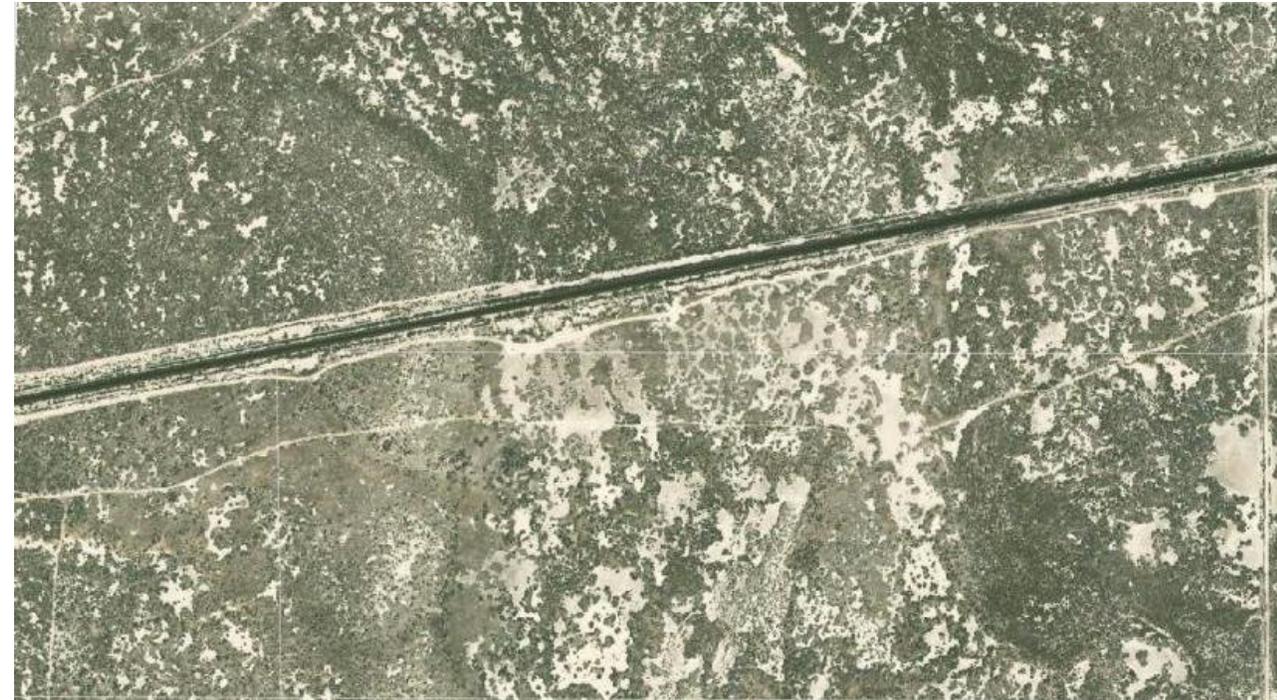


- A. Energy Production, Renewable use type for a photovoltaic facility with a capacity of 65MW and 125 MW of battery storage
- B. Utility Services use type for 345 kV sub-station
- C. Associated grading with 22.5 acres of disturbed area and 40,000 cy of fill
- D. Requests to vary height and parking requirements

Parcel Background



- Generally vegetated with brush or sparsely vegetated alkaline soil
- Subject site generally flat
- Bisected by Union Pacific ROW
- Rainbow Rd ROW on eastern border
- Future reversion to acreage



PROJECT BOUNDARY

Exterior
Property
Lines

Union
Pacific
ROW

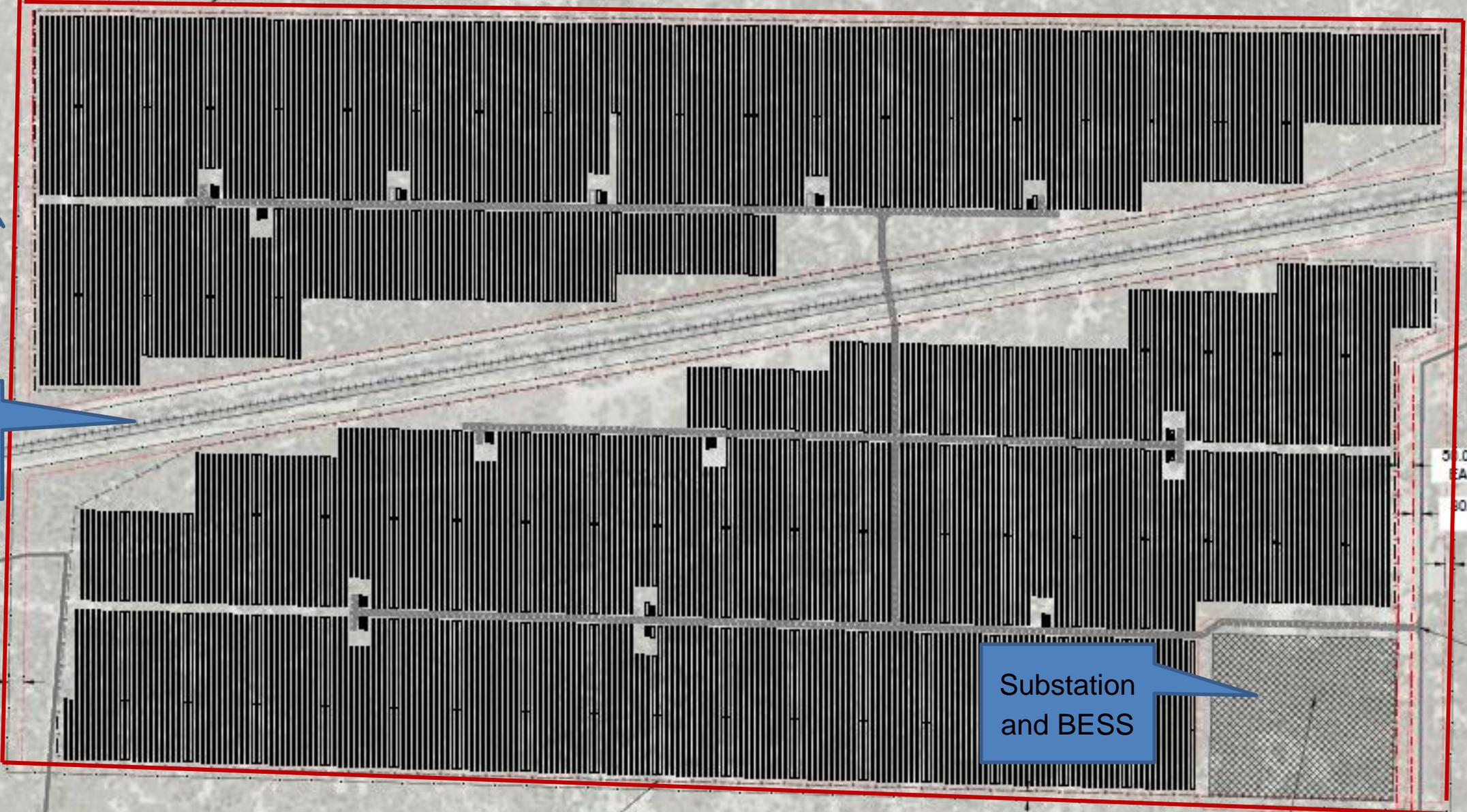
30.0' SETBACK FROM
PROPERTY LINE

Substation
and BESS

PROPOSED FENCE

30.0' SETBACK FROM
PROPERTY LINE

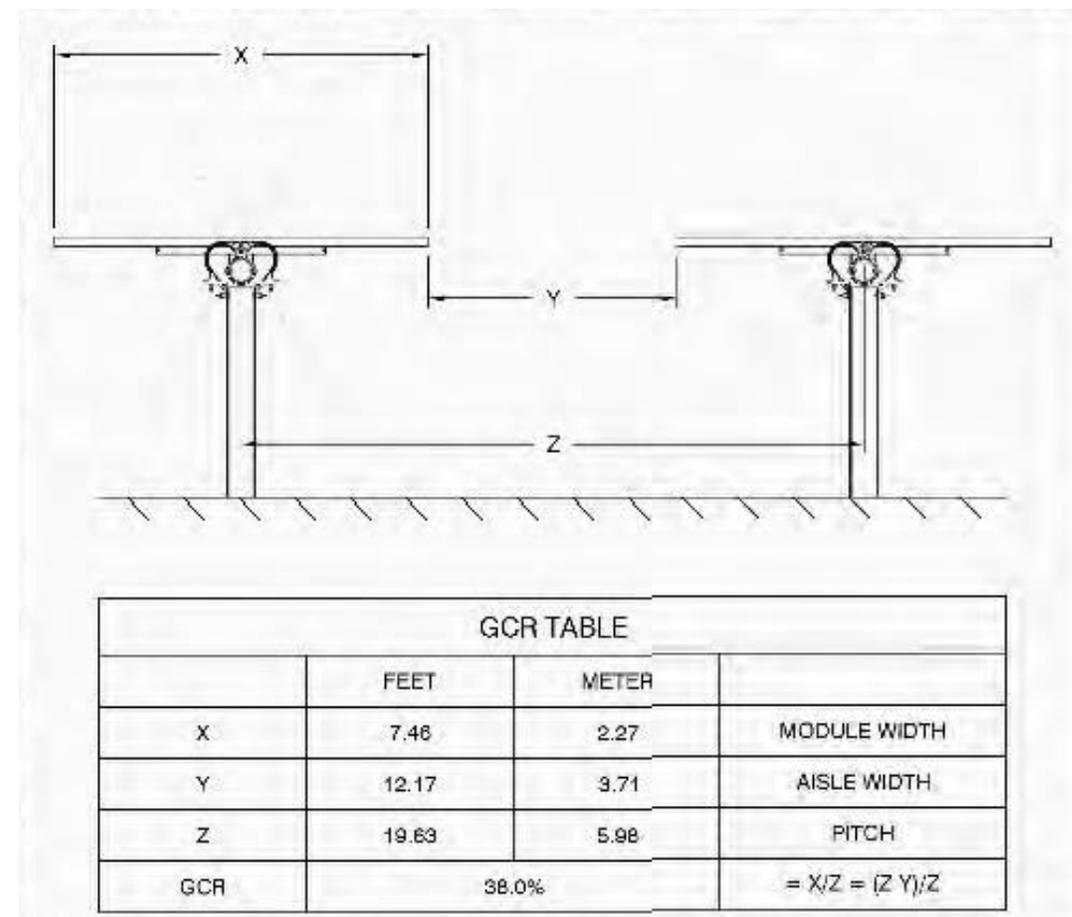
PROJECT SUBSTATION
(~8 ACRES)



Photovoltaic Facility

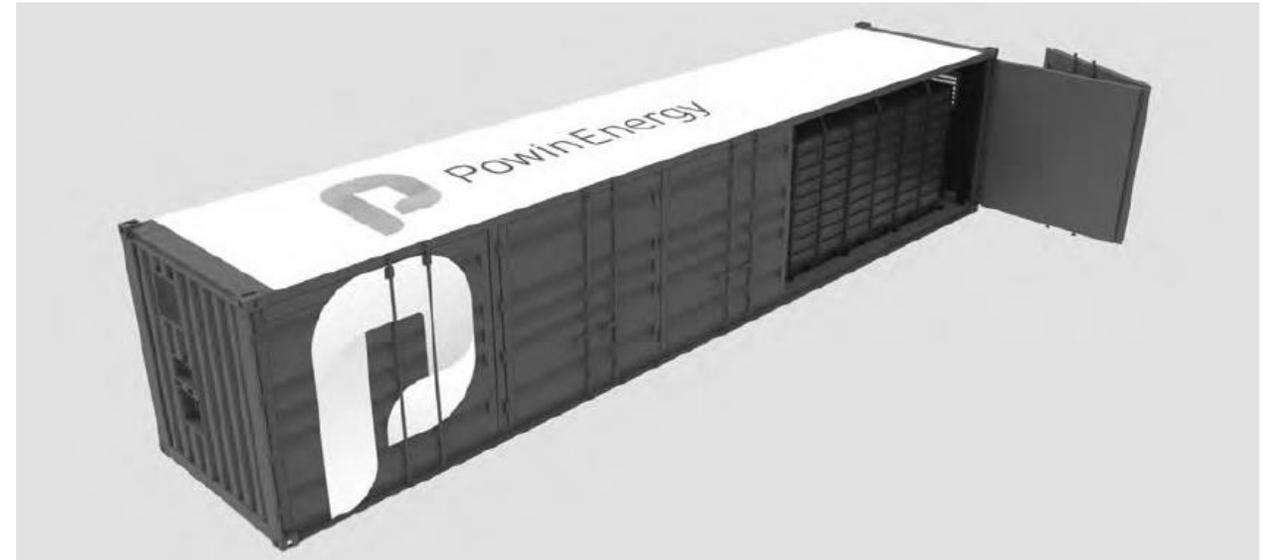


- 65 MW generation, 125 MW storage
- Producing more than 5 MW => project of regional significance => conformance review by TMRPA
- Panels mounted on piles—minimal site disturbance



Battery Electrical Storage System

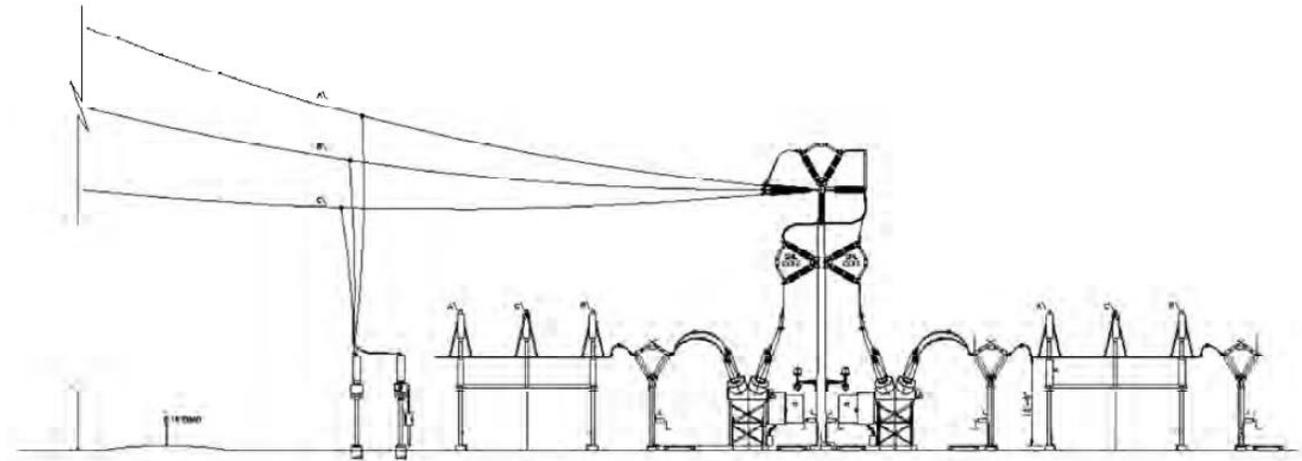
- ~150 battery enclosures in substation area
- Condition 1 (q) containers will be painted single color to blend with landscape
- HVAC systems generate noise, but within county standards



Substation



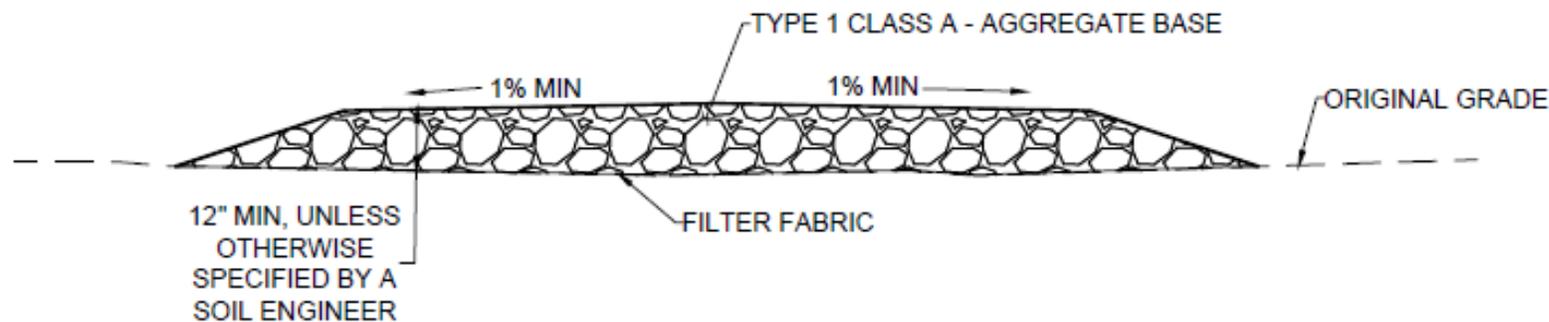
- Maximum height 150'
- Approximately 8 acres
- 345 kV
- BCC must sponsor amendment to Regional Utility Site and Corridor map to reflect new substation site



Grading



- 22.5 acres disturbance
- 40,000 cy of fill
 - Aggregate for access roads and substation area
- Minimal disturbance from solar panels
- Meets all grading standards
- Vegetation management plan with application



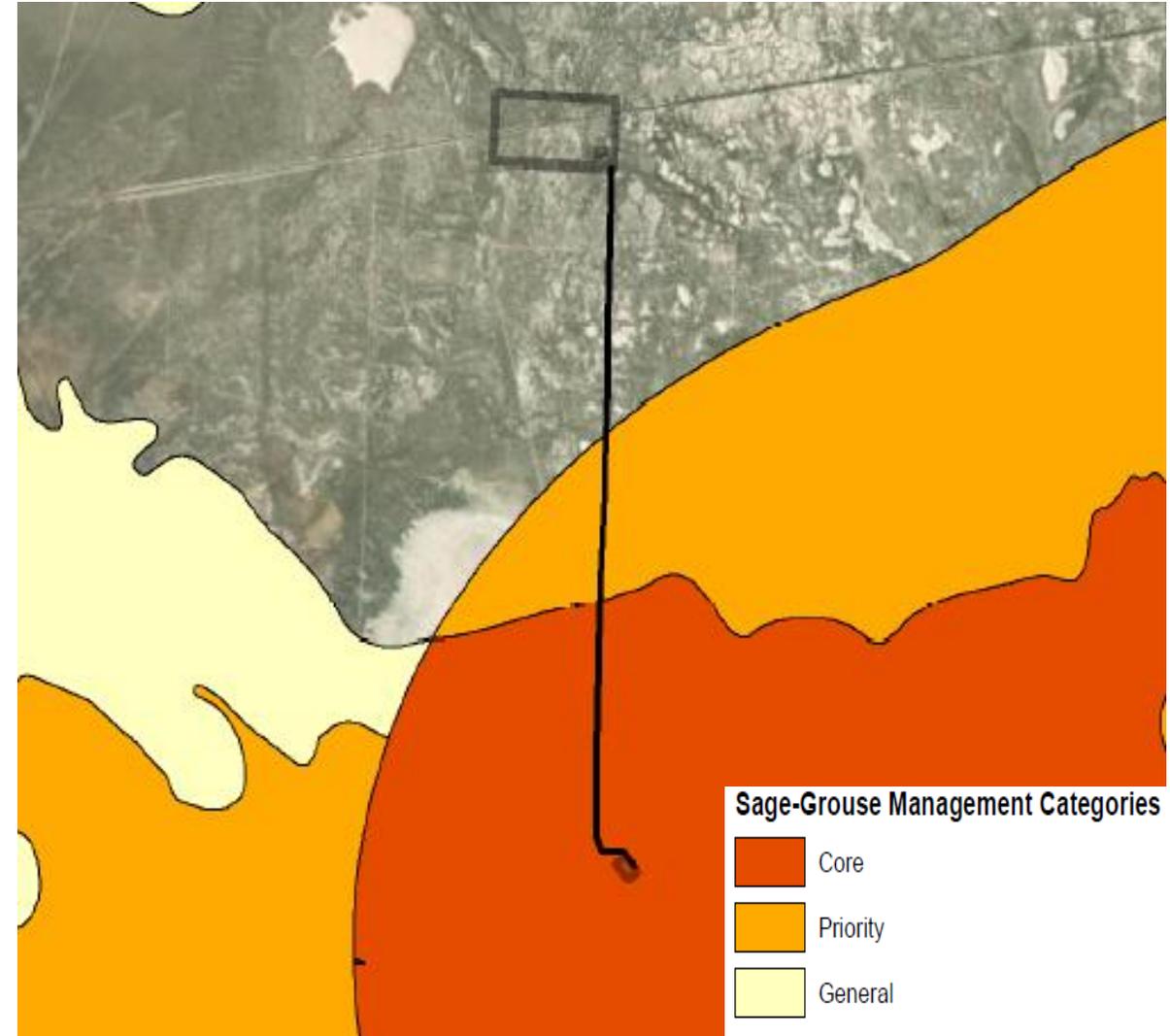
- Max 5 employees on site => 5 parking spaces
- Request to vary WCC 110.410.25 (a) (c-g), paving-related standards
 - Consistent with this setting and with High Desert Area Plan and intermittent use of parking area
- WCC 110.410.25(b) (h-i) still applicable

- WCC 110.412.10(d): “Industrial Use Types. Uses classified under the Energy Production – Renewable use type is exempt, except for parking and loading areas associated with these uses, when located at least one mile from a residential dwelling.”
- Request to waive WCC 110.410.25 (f), which requires landscaping in parking/loading areas
 - Would be inconsistent with flat landscape containing mostly low-lying vegetation

Wildlife—Sage Grouse



- Photovoltaic facility in intermittent sage grouse habitat per Master Plan maps
- Project site outside of core and priority sage grouse habitat per NDOW management categories
- No recommended conditions to minimize or mitigate impacts

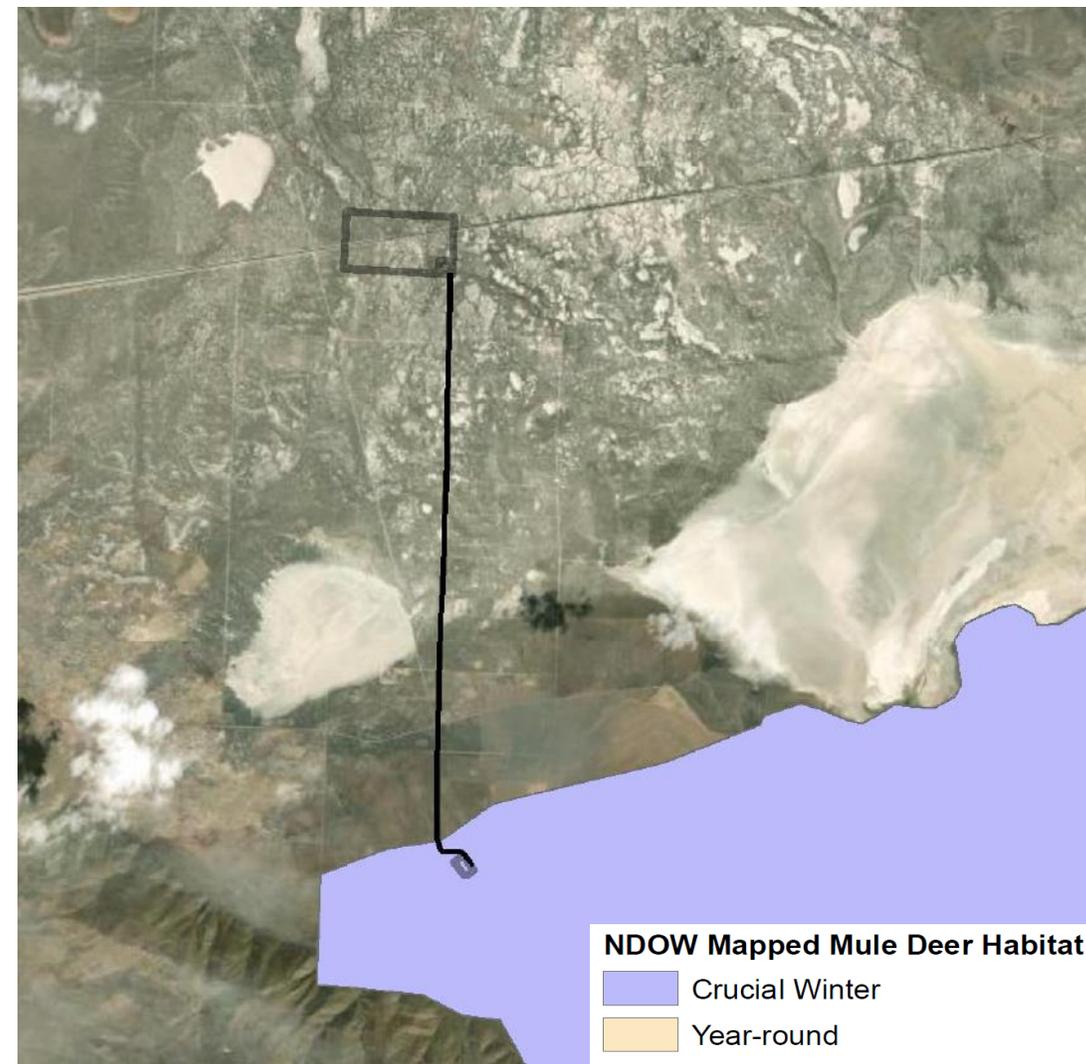


Wildlife—Mule Deer



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- Declining species of concern per NDOW
- Project site outside of crucial habitat
- NDOW recommended no conditions



Wildlife—Nevada Protected Species



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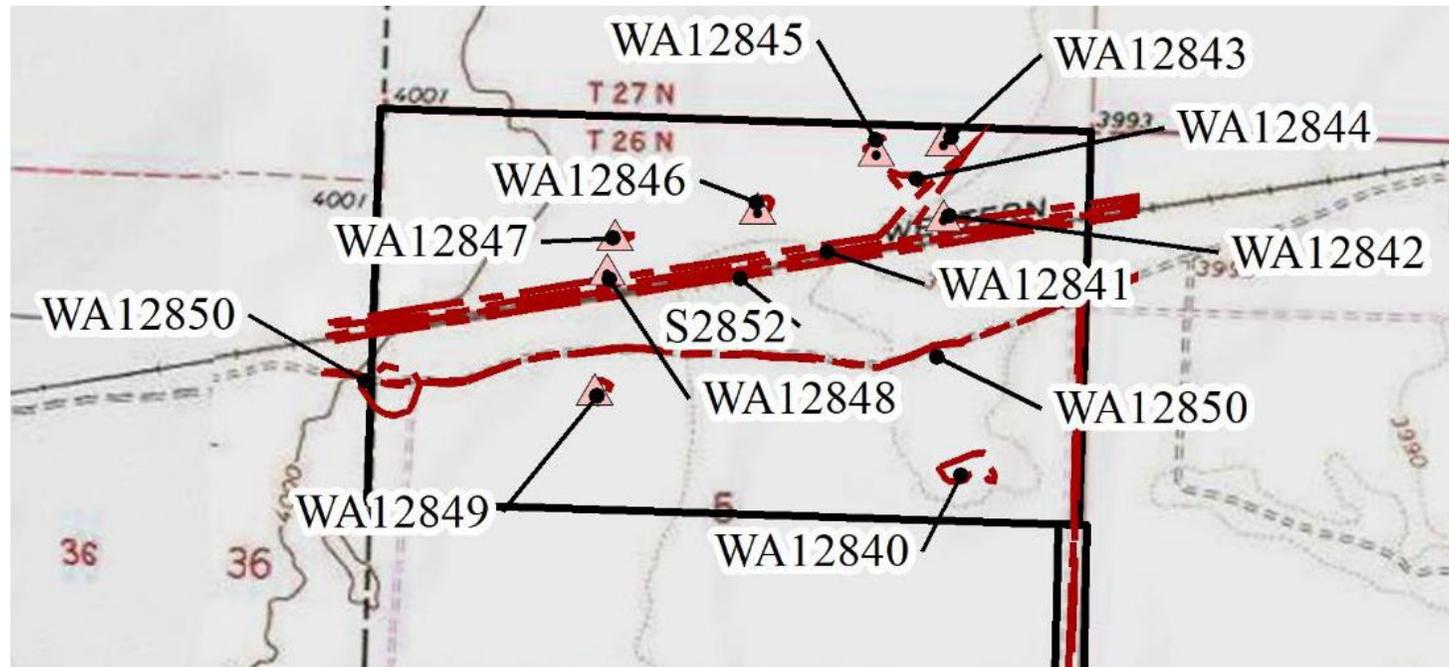
- Photovoltaic facility potential habitat for Pronghorn Antelope and Dark and Pale Kangaroo Mice, Nevada Protected Species
- Not in critical pronghorn antelope habitat—no conditions of approval recommended
- Small mammal survey required for kangaroo mice per Condition 1(s)



Cultural Resources



- Several artifact scatters, none with potential to be listed as National Registry of Historic Places (NRHP)
- No comments from tribes or SHPO
- No conditions recommended



Reviewing Agencies



Sent to 26 agencies for review

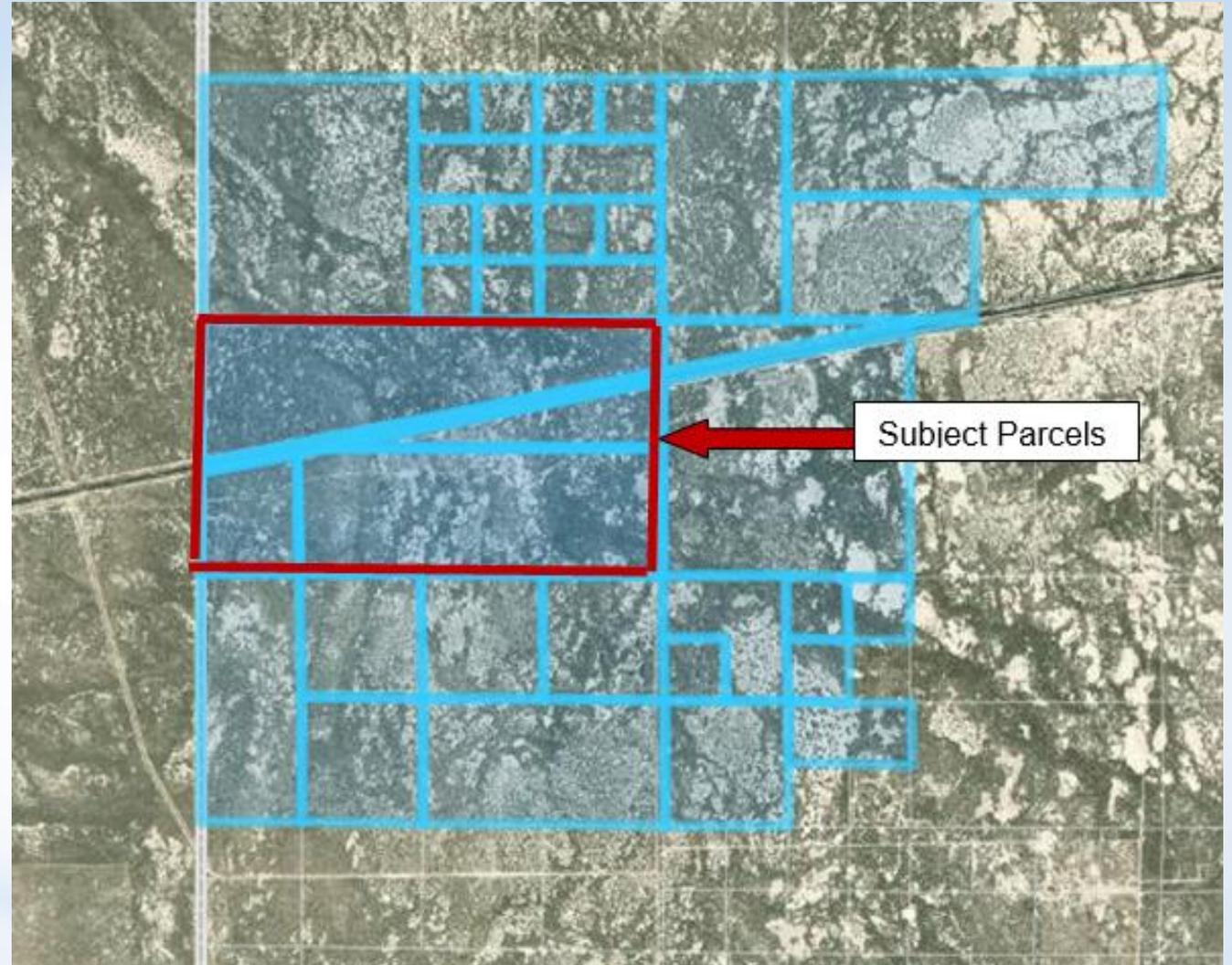
Agencies	Sent to Review	Responded	Provided Conditions	Contact
Natural Resources Conservation Service	X			
BLM - Winnemucca Dist. Office	X			
Environmental Protection NDF - Endangered Species	X			
NDOW (Wildlife)	X	X		Katie Andrie, kmandrie@ndow.org
NV Water Resources	X			
Washoe County Building & Safety	X	X		Rosa Landis, rlandis@washoecounty.gov
Washoe County Engineering & Capital Projects	X	X	X	Rob Wimer, rwimer@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Parks & Open Space	X	X	X	Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
WCSD Law Enforcement	X			
WCHD Air Quality	X	X	X	Genine Rosa, grosa@washoecounty.gov
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X			
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon, BLemon@tmfpd.us
Truckee Meadows Regional Planning	X	X		Chris Tolley, ctolley@tmrpa.org
Washoe-Storey Conservation District	X	X		Jim Schaffer, schafferjam51@gmail.com
Nevada State Historic Preservation	X			
Pyramid Lake Paiute Tribe	X			
Reno/Sparks Indian Colony	X			
Washoe Tribe of NV	X			
NV Energy	X			

Public Notice



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Notice sent to 33
unique property
owners within 2,000
ft



Staff is able to make all findings:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the High Desert Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for major grading and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Findings (2)

Additional findings per 110.810.35:

- (a) Environment. That the proposed development is not unduly detrimental to surrounding properties, land uses and the environment in general;
- (b) Impact on Scenic Resources. That the proposed development will not unduly block scenic views or degrade any surrounding scenic resources; and
- (c) Reclamation. That the proposed development will reclaim the site and all affected areas at the conclusion of the operation.

Approve with Conditions:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve with conditions Special Use Permit Case Number WSUP22-0037 for Praana Renewables Energy, LLC, for the photovoltaic generation facility, 125 MW battery energy storage system, substation, and grading only, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

Thank you

Kat Oakley, Planner
Washoe County CSD – Planning Division
koakley@washoecounty.gov
775-328-3628



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